

Town of Amherst

Jones Library Renovation and Addition

Schematic Design

Date: 9/8/22 Rev.1

Phase	Code	Item #	Description	Trade \$ (\$000s)	Total w/Markup	Status	Accepted	Plausible	Not Plausible	Alternate	Notes:
SD	S	1.0	Steel Frame and metal deck in lieu of Cross-Laminated Timber (CLT) - floors	0.0	(250.0)	Not Plausible			(250.0)		FCS \$60k, RLB \$400k, JLBC to confirm intention
SD	S	2.0	Steel Frame and metal deck in lieu of CLT - roof	0.0	(200.0)	Not Plausible			(200.0)		FCS \$70k, RLB \$300k, JLBC to confirm intention
SD	AE	3.0	Arriscraft brick in lieu of stone	0.0	(30.0)	Accepted	(30.0)				FCS \$13k, RLB \$40k
SD	AE	4.0	Arriscraft brick / stone in lieu of Composite Metal Panel	0.0	(110.0)	Accepted	(110.0)				FCS \$119k, RLB \$100k
SD	AE	5.0	Switch 50% of Arriscraft/metal panel for lower end material (e.g. Hardie Board)	0.0	(150.0)	Accepted	(150.0)				RLB only
SD	AE	6.0	Leave existing windows to remain	0.0	(170.0)	Plausible		(170.0)			FCS \$220k, RLB \$120k, Replacement of existing is in the scope. JLBC to confirm intention.
SD	AE	7.0	Standing seam metal roof in lieu of slate	0.0	(320.0)	Not Plausible			(320.0)		FCS \$230k, RLB \$400k, This would most likely would not be allowed on existing building
SD	AE	7.1	Synthetic slate in lieu of real slate at existing roof areas	0.0		Accepted					LBC requested 9/8/22, cost estimate to follow
SD	AE	8.0	Flat roof in lieu of saw tooth roof (100%)	0.0	(495.0)	Accepted	(495.0)				FCS \$490k, RLB \$500k, JLBC to confirm intention
SD	AE	8.1	Modify design of sawtooth roof light monitors and skylight to reduce cost	0.0	(250.0)	Not Plausible			(250.0)		Modified design to be determined in Design Development.
SD	AI	9.0	Decorative metal railing in lieu of glass	0.0	(85.0)	Accepted	(85.0)				FCS \$50k, RLB \$120k
SD	AI	10.0	Standard operable partitions in lieu of Nanawall	0.0	(50.0)	Accepted	(50.0)				FCS \$30k, RLB \$70k in progress, RLB is reaching out to Modernfold and Hufcor to ask about pricing for their fully-glazed folding partitions.
SD	AI	11.0	Acoustic Ceiling Tiles (ACT) in lieu of compound wood ceiling	0.0	(300.0)	Accepted	(300.0)				FCS \$0, RLB \$600k; FCS note ceiling already removed for CLT, added back in VE2
SD	AI	12.0	2'x2' ACT in lieu of plank ceiling	0.0	(55.0)	Accepted	(55.0)				FCS \$60k, RLB \$50k
SD	M	13.0	Eliminate dedicated HVAC at Special Collections	0.0	(350.0)	Not Plausible			(350.0)		RLB \$350k; FAA recommend reject
SD	M	14.0	Concrete sidewalk in lieu of stone and granite pavers	0.0	(575.0)	Accepted	(575.0)				FCS \$650k, RLB \$500k, Choose this or one below, not together
SD	M	15.0	Brick pavers in lieu of stone and granite pavers	0.0	(410.0)	Not Plausible			(410.0)		FCS \$480k, RLB \$350k
SD	M	16.0	Typical concrete block "Open" trash enclosure in lieu of enclosed building with siding and roof	0.0	(65.0)	Accepted	(65.0)				FCS \$0, RLB \$65k, JLBC to confirm intent
SD	L	17.0	Eliminate Rain Gardens	0.0	(78.5)	Not Plausible			(78.5)		FCS \$67k, RLB \$90k, FAA advises not possible
VE Items Not Pursued with Cost Estimators											
			Eliminate gambrel roof profiles at addition, provide vertical walls to flat roof.	0.0	0.0	Not Plausible			0.0		
			Reduce interior finishes (especially ceilings) to expose the CLT (and mechanical systems).	0.0	0.0	Accepted	0.0				
			Drywall with wood cap guardrails around floor openings in lieu of decorative metal.	0.0	0.0	Not Plausible			0.0		
			Reduce size of patios and provide lawn, unit-cost savings to go from unit pavers (stone/granite) to lawn is approx. \$100/SF (including contractor mark-ups).	0.0	0.0						
				0.0	\$ (2,380.3)		\$ (1,915.0)	\$ (170.0)	\$ (1,858.5)	\$ 1,563.2	

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Mark-Up % 10.00%

Reconciled Cost Estimate	\$ 38,166.9
Construction Budget	\$ 26,884.5
Value Engineering Required	(11,282.4)

Cost Estimate w/ Accepted VE	\$ 36,251.9
Variance to Budget - (Over) / Under	(9,367.4)